



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

MEETING MINUTES

WEDNESDAY, SEPTEMBER 20, 2023

The City of San Antonio Historic and Design Review Commission met on Wednesday, September 20, 2023, at 1901 South Alamo Street, San Antonio, Texas 78204.

MEETING CALLED TO ORDER:

Chairman Fetzer called the meeting to order at 3:00 p.m. for work session.

ROLL CALL:

Present: Gibbs, Castillo, Savino, Burgard, Guevara, Vasquez, Cervantes, Fetzer

Absent: Holland, District 4 Commissioner (VACANT)

*Commissioner Mazuca arrived at 3:04 p.m.

CHAIRMAN'S STATEMENT:

Chairman Fetzer provided a statement regarding meeting and appeal processes, time limits, and decorum.

ANNOUNCEMENTS:

- Spanish interpreter services available to the public during the hearing.
- Commissioner Burgard and Commissioner Vasquez from the Historic Design and Review Compliance and Technical Advisory Board served as alternates for Commissioner Velasquez and Commissioner Grube.
- Item 10 postponed.
- Item 11 postponed.
- Item 12 postponed.

APPROVAL OF MEETING MINUTES:

MOTION: Commissioner Cervantes moved to approve the minutes for the April 19, 2023, and September 6, 2023, Historic and Design Review Commission (HDRC) meetings. Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Burgard, Mazuca, Guevara, Vasquez, Cervantes, Fetzer
NAY: None.
ABSENT: Holland, District 4 Commissioner (VACANT)

ACTION: The MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.

PUBLIC COMMENT:

No public comment was provided for items on the consent agenda.

Commissioner Fetzer asked if any commissioner would like to pull items from the consent agenda. No Commissioners requested for an item to be pulled from the consent agenda for individual consideration.

CONSENT AGENDA:

Item 1, Case No. 2023-361	2212 BROADWAY
Item 2, Case No. 2023-368	102 BUFORD
Item 3, Case No. 2023-364	626 BURNET ST

MOTION: Commissioner Savino moved to approve items 1-3 with staff stipulations.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Burgard, Mazuca, Guevara, Vasquez, Cervantes, Fetzner
NAY: None.
ABSENT: Holland, District 4 Commissioner (VACANT)

ACTION: **MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.**

INDIVIDUAL CONSIDERATION ITEMS:

ITEM 4. HDRC NO. 2023-343
ADDRESS: 2900 ROOSEVELT AVE
2901 ROOSEVELT AVE
2835 ROOSEVELT AVE
1018 E. SOUTHCROSS BLVD
992 E. SOUTHCROSS BLVD/958 E. SOUTHCROSS
APPLICANT: Economy Signs

REQUEST:

The applicant is requesting conceptual approval to construct a mixed-use development to feature residential, mixed-use and retail structures to be constructed on the lots currently addressed as 2835 and 2900 Roosevelt and 958, 992 and 1018 E. Southcross. The historic structure at 1901 Roosevelt will be rehabilitated. The applicant has also proposed a significant amount of surface parking and landscaping, to include a swimming pool and dog park. Within this request, the applicant has proposed the following:

1. The rehabilitation of the historic structure at 1901 Roosevelt Avenue.
2. Perform site modifications to include the construction of surface parking lots, site paving and various landscaped areas.
3. The construction of two, residential structures to front E. Southcross Boulevard. These structures are located furthest west on the proposed site plan and are identified as buildings 7 and 8 in the application documents.
4. The construction of one, mixed-use structure to front E. Southcross Boulevard. This structure will feature residential, retail and leasing/amenity space and is identified as building 6 in the application documents.
5. The construction of one, mixed-use structure to be located at the interior of the lot, west of Roosevelt Avenue. This structure will feature residential, retail and live/work space and is identified as building 5 in the application documents.
6. The construction of one retail structure to front Roosevelt Avenue. This structure will be located to the west of Roosevelt Avenue and is identified as building 4b in the application documents.
7. The construction of one retail structure to front Roosevelt Avenue. This structure will be located to the east of Roosevelt Avenue towards the northern portion of the lot and is identified as building 4a in the application documents.
8. The construction of one, mixed-use structure to be located at the interior of the lot, east of Roosevelt Avenue. This building is identified as building 2 in the application documents.
9. The construction of one retail structure to be located to the immediate east of Roosevelt Avenue, towards the southern portion of the lot. This building is identified as building 3 in the application documents.
10. The construction of one, residential structure to front E. Southcross, east of Roosevelt Avenue. This structure will feature amenity space and is identified as building 1 in the application documents.
11. The construction of various site elements, including a swimming pool and dog park.

RECOMMENDATION:

Staff recommends conceptual approval of the rehabilitation of the historic structure at 2901 Roosevelt with the following stipulations:

- i. That a complete rehabilitation plan be submitted for review by the Historic and Design Review Commission that includes a complete construction document set. All scopes of rehabilitation should

be consistent with the Guidelines for Exterior Maintenance and Alterations. Original materials, including windows, should be repaired. If original materials are deteriorated beyond repair, in-kind replacement should take place.

Staff recommends conceptual approval of the proposed site plan as it relates to general building footprints and general building locations and conceptual approval of general building massing and façade arrangement. Staff recommends the applicant continue to develop the proposed site plan to be consistent with the Mission Historic District Design Manual. The following stipulations apply:

- ii. That additional landscaping elements should be added within void spaces between buildings to accommodate additional courtyard space, as noted in finding h. Currently, the majority of void spaces between buildings is accommodating automobile parking.
- iii. That all landscaping requirements of the Mission Manual should be met and that the applicant should explore ways to further screen and buffer parking from view of pedestrian traffic and the public right of way. Canopy trees should be planted to shade at least twenty-five (25) percent of any individual parking lot.
- iv. That the applicant proposes building materials that are consistent with the Mission Historic District Design Manual. A minimum of seventy-five (75) percent of all exterior walls should consist of traditional materials that are characteristic of the Missions such as stucco. Non-traditional materials, such as metal, tile or composition siding may be incorporated into a building façade as a secondary or accent material. No more than twenty-five (25) percent of exterior facades should consist of these non-traditional materials.
- v. That the applicant explores ways to reduce the slopes of all hipped roofs to reduce their perceived massing.
- vi. That every attempt be made to meet the standards for windows in new construction regarding installation profile and color.

ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT:

Theresa Ybanez spoke in support of the case.

Jane Henry with the Mission San Jose Neighborhood Association spoke in support of the case.

MOTION: Commissioner Cervantes moved for conceptual approval with staff stipulations and for the applicant to attend a Design Review Committee meeting prior to final approval.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Burgard, Mazuca, Guevara, Vasquez, Cervantes, Fetzer
NAY: None.
ABSENT: Holland, District 4 Commissioner (VACANT)

ACTION: **MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.**

ITEM 5. HDRC NO. 2023-257
ADDRESS: 114 DEWBERRY ST
APPLICANT: Jim Tafoya/Brio Builders

REQUEST:

The applicant requests a conceptual approval to construct a two-story residential structure on the vacant lot at 114 Dewberry.

RECOMMENDATION:

Staff recommends conceptual approval of the request to construct a two-story residential structure, based on findings a through u, with the following stipulations:

- i. That the applicant incorporates proposed massing and scale consistent with the Guidelines for New Construction, in particular, incorporating an overall building width or arrangement of bays that is compatible with surrounding historic structures, as noted in finding g.
- ii. That, as noted in finding j, the standing-seam metal roof on the front porch features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches high, and a standard galvalume finish. Panels should be smooth without striation or corrugation.
- iii. That the applicant confirms which door material will be used, as noted in finding m.
- iv. That a wood or aluminum clad wood window that is consistent with the staff's standards for windows in new construction be installed, as noted in the applicable citations and in finding n.
- v. That the applicant amends the proposed fenestration profile to incorporate windows that feature a one-over-one profile rather than the fixed clerestory windows proposed, as noted in finding o.
- vi. That the proposed front-loading garage be eliminated and that parking should be located elsewhere on site, as noted in finding r.
- vii. That all mechanical equipment be screened from view from the public right of way, as noted in finding t.
- viii. **ARCHAEOLOGY** – An archaeological investigation is required if excavations are necessary near the rear of the property. Impacts to the Upper Labor Acequia shall be avoided. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

A foundation inspection is to be scheduled with OHP staff to ensure that foundation setbacks and heights are consistent with the approved design. The inspection is to occur after the installation of form work and prior to the installation of foundation materials.

An inspection must be scheduled with OHP staff prior to the start of work on the standing-seam metal roof to verify that the roofing material matches the approved specifications.

PUBLIC COMMENT:

Chris Crystal opposes the case.

MOTION: Commissioner Savino moved for conceptual approval with staff stipulations with the additional stipulation That the applicant proposes a footprint that falls within the existing setbacks to better conform to the Historic Design Guidelines. Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Burgard, Mazuca, Guevara, Vasquez, Cervantes, Fetzer
NAY: None.
ABSENT: Holland, District 4 Commissioner (VACANT)

ACTION: **The MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.**

ITEM 6. HDRC NO. 2023-363
ADDRESS: 820 N ALAMO ST
APPLICANT: Kent Brittain/Above Ground Design, PLLC

REQUEST:

The applicant is requesting an amendment to a Certificate of Appropriateness to include removal of the rear, historic two-story mass with construction of the approved three-story addition. Retention of the two-story mass was previously consented to in error.

RECOMMENDATION:

Staff does not recommend approval of the request to remove the rear two-story mass. Staff recommends that the rear two-story mass be retained per the previous HDRC approval.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to deny and that the applicant retain per their previous approval. Commissioner Gibbs seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Burgard, Mazuca, Guevara, Vasquez, Cervantes, Fetzer
NAY: None.
ABSENT: Holland, District 4 Commissioner (Vacant)

ACTION: **MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.**

ITEM 7. HDRC NO. 2023-346
ADDRESS: 1407 FULTON AVE
APPLICANT: Blanca Tellez /1 SHARPE OPPORTUNITY INTERMEDIATE TRUST

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing wood windows with Croft Aluminum Windows.
2. Remove the existing garage doors leaving open bays.
3. Replace the exterior wooden doors with an aluminum door product.

RECOMMENDATION:

Item 1, staff does not recommend approval of the replacement the existing wood windows with Croft Aluminum Windows, based on finding b. Staff recommends that the applicant installs a fully wood window that meet staff's standard window stipulations and submits updated specifications to staff for review and approval. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening prior to the issuance of a Certificate of Appropriateness.

Item 2, staff does not recommend approval of the removal of the existing garage doors leaving open bays, based on finding c. Staff recommends that the applicant install fully wood garage doors or garage doors with a design that mimics wood construction and features a smooth finish without a faux wood grain texture. Final garage door specifications must be submitted to staff for review and approval prior to the issuance of a Certificate of Appropriateness.

Item 3, staff recommends approval of the replacement of the exterior wooden doors with an aluminum door product, based on finding e, with the stipulation that the pre-existing doors be re-installed upon completion of the door repair.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve item 1, the replacement of wood windows with aluminum windows with all staff stipulations, deny item 2, the removal of garage doors, and approve item 3, the replacement of the exterior wooden doors with an aluminum door product. Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Burgard, Mazuca, Guevara, Vasquez, Cervantes, Fetzer
NAY: None.
ABSENT: Holland, District 4 Commissioner (Vacant)

ACTION: **MOTION PASSED with 9 AYES. 0 NAYS. 2 ABSENT.**

ITEM 8. HDRC NO. 2023-367
ADDRESS: 146 NAVARRO ST
APPLICANT: Humberto Aguillon/GarzaEMC

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a surface parking lot at 146 Navarro. The proposed surface parking lot will feature approximately 14 parking stalls and will be located in an existing, pedestrian plaza feature.

RECOMMENDATION:

Staff does not recommend approval based on findings b through d. Staff recommends the applicant amend the proposed site and parking design to be consistent with the Downtown Design Guide and the UDC. This would include the relocation and screening of the proposed dumpster enclosure, buffering and screening of parking consistent with the Downtown Design Guide and the UDC and would likely result in a significant reduction in surface parking. Additionally, staff recommends the applicant relocate and amend the proposed dumpster enclosure to be consistent with the UDC.

ARCHAEOLOGY – An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

PUBLIC COMMENT: None.

MOTION: Commissioner Cervantes moved to deny.
Commissioner Vasquez seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Mazuca, Guevara, Vasquez, Cervantes, Fetzer
NAY: None.
ABSENT: Burgard, Holland, District 4 Commissioner (Vacant)

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.**

ITEM 9. HDRC NO. 2023-370
ADDRESS: 419 KALTEYER ST
APPLICANT: Ammon Farzampour/Personal

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a 1-story, single-family residential structure on the vacant lot at 419 Kalteyer, located within the Mission Historic District.

RECOMMENDATION:

Staff does not recommend approval based on findings a through s. Staff finds that the applicant should address the following stipulations prior to returning to the HDRC:

- i. That the applicant confirms that a foundation height that is consistent with the Guidelines is used based on finding h. A foundation height of at least one (1) foot should be used.
- ii. That the applicant greatly simplifies the proposed roof forms and submits updated plans and elevation drawings for staff review and approval prior to returning to the HDRC based on finding i. A structure featuring one traditional primary roof form and one traditional secondary roof form would be most appropriate.
- iii. That the applicant submits final material specifications showing that the proposed fiber cement board siding will feature a reveal of no more than 6 inches and a smooth texture based on finding k. A faux wood grain finish is not permitted. Final specifications must be submitted to staff for review and approval prior to returning to the HDRC.

- iv. That the applicant submits final material specifications for the proposed windows for staff to review that meet the standard windows specifications based on finding l. Windows should feature a one over one profile with sashes of equal size. The windows should feature an inset of two (2) inches within facades and should feature profiles that are found historically within the immediate vicinity. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Wood or aluminum-clad wood windows would be most appropriate; however, an alternative window material may be proposed, provided that the window features meeting rails that are no taller than 1.25" and stiles no wider than 2.25".
- v. That the applicant updates the proposal to feature an attached garage that is setback from the front façade wall plane and submits updated plans and elevation drawings to staff for review prior to returning to the HDRC based on finding n.
- vi. That all mechanical equipment be screened from view from the right of way based on finding q.
- vii. That a detailed landscaping plan be submitted for review prior to returning to HDRC as noted in finding r.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve the late submittal with staff stipulations with an amendment to stipulation 4, the material is the owner's choice if it conforms to the guidelines, and added a stipulation to increase the fenestration on the right (north) elevation. Commissioner Cervantes seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Mazuca, Guevara, Vasquez, Cervantes, Fetzer
NAY: None.
ABSENT: Burgard, Holland, District 4 Commissioner (Vacant)

ACTION: **MOTION PASSED with 8 AYES. 0 NAYS. 3 ABSENT.**

ITEM 10. POSTPONED PRIOR TO HEARING
ITEM 11. POSTPONED PRIOR TO HEARING
ITEM 12. POSTPONED PRIOR TO HEARING

ITEM 13. HDRC NO. 2023-369
ADDRESS: 134 DELAWARE
APPLICANT: Thomas Glass

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

- 1. Install a front yard fence, measuring three and a half feet tall.
- 2. Install wooden porch rails and handrails.

RECOMMENDATION:

Staff recommends approval of item 1, installation of a front yard fence, based on finding b, with the stipulations:

- i. that the final construction height of the approved fencing may not exceed the maximum height of 4 feet at any portion of the fence. Additionally, the fencing must be permitted and meet the development standards outlined in UDC Section 35-514.
- ii. That the fence posts and frame be constructed out of wood.

Staff recommends approval of item 2, installation of wooden porch railing and handrails, based on finding c.

PUBLIC COMMENT: None.

MOTION: Commissioner Cervantes moved to approve the fence as presented and approve the handrails with staff stipulations.
Commissioner Savino seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Mazuca, Guevara, Cervantes, Fetzer
NAY: Vasquez
ABSENT: Burgard, Holland, District 4 Commissioner (Vacant)

ACTION: **MOTION PASSED with 7 AYES. 1 NAY. 3 ABSENT.**

ITEM 14. HDRC NO. 2023-355
ADDRESS: 224 W MARIPOSA
APPLICANT: Derek Rodgers

REQUEST:

The applicant requests a Certificate of Appropriateness for approval to replace the existing non-original front door with a modern five-lite door.

RECOMMENDATION:

Staff recommends approval based on findings a and b with the stipulation that a wood, Tudor style door be installed. The wood, Tudor style door is to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness.

PUBLIC COMMENT: None.

MOTION: Commissioner Savino moved to approve the replacement of the existing entry door with a modern five-lite door with the stipulation that the entry doorframe be retained and not modified.
Commissioner Gibbs seconded the motion.

VOTE: AYE: Castillo, Savino, Mazuca, Guevara, Cervantes, Fetzer
NAY: Gibbs, Vasquez
ABSENT: Burgard, Holland, District 4 Commissioner (Vacant)

ACTION: **MOTION PASSED with 6 AYES. 2 NAYS. 3 ABSENT.**

ITEM 15. HDRC NO. 2023-338
ADDRESS: 326 MISSION ST
APPLICANT: Jose Adrian

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove the existing front concrete walkway and replace with red brick.
2. Install a flared brick design where the front walkway meets the house.
3. Install four stone pavers between the driveway and walkway.
4. Install a six feet tall, white wrought iron fence at the front of the property with red brick detailing at the bottom.
5. Install a six feet tall, white wrought iron pedestrian gate at the front of the property over the walkway.
6. Install a six feet tall, white wrought iron vehicle gate at the front of the property over the driveway.

RECOMMENDATION:

Staff recommends approval of items 1 through 5, based on findings a through e, with the following stipulations:

- i. That the existing concrete public sidewalk be replaced in kind.
- ii. That the applicant submits an example of the proposed pavers to staff for final approval.
- iii. That the front yard fence and pedestrian gate be black in color.
- iv. That the front yard fence and gate not exceed four feet in height.

Staff does not recommend approval of item 6, based on findings a and f. Staff recommends that the applicant not install a vehicle gate due to the lot's constrictions.

PUBLIC COMMENT:

The King William Association Architectural Advisory Committee submitted a letter from HDRC on 9-6-2023 for this case agreeing with staff stipulations and recommendations.

MOTION 1: Commissioner Savino moved to approve with staff stipulations and approve item 6 as presented.
Commissioner Cervantes seconded the motion.
Commissioner Savino withdrew the motion. The second concurred.

MOTION 2: Commissioner Cervantes moved to approve items 1-6 with staff stipulations and the added stipulation that the applicant work with the property owner at 330 Mission Street to replace the existing front metal fence between the two properties with the HDRC approved fence.
Commissioner Savino seconded the motion.

VOTE: AYE: Gibbs, Castillo, Savino, Mazuca, Guevara, Cervantes, Fetzer
NAY: Vasquez
ABSENT: Burgard, Holland, District 4 Commissioner (Vacant)

ACTION: **MOTION PASSED with 7 AYES. 1 NAY. 3 ABSENT.**

ADJOURNMENT: The meeting adjourned at 6:48 p.m.

APPROVED

Jeffrey Fetzer, Chair
Historic Design Review Commission
City of San Antonio

Date: _____